



Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name Robert Kyle Gabhart
- B. Business Name Bluegrass Legacy Group
- C. Street Address 118 Olive St
Keller, TX 76248
- D. Mailing Address _____
- E. Work Phone [REDACTED] Cell Phone [REDACTED]
- F. Email [REDACTED]

II. Property Owner Information (if different from Applicant)

- A. Owner Name _____
- B. Business Name _____
- C. Street Address _____
- D. Mailing Address _____
- E. Work Phone _____ Cell Phone _____
- F. Email _____

III. Property and Project Description

- Address/Location of property to be considered for the City of Keller Façade Improvement Grant Program
- A. 118 Olive St, Keller, TX 76248
 - B. Is the building currently occupied by a business?
 Yes No If yes, please list the business name(s) and Certificate of Occupancy numbers below.
Bluegrass Legacy Group 0021-0015

C. Is this a residential building that is being converted for commercial use?

Yes No Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.

D. Have building plans been submitted to the city for the project?

Yes No Please note: building plans are required for some improvements, but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.

Permit Number: SUP-2605-0015

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Grant before?

Yes No If yes, please list the property address(es) and year(s) the grant was awarded below.

F. Are there any current code enforcement actions, tax liens, or judgement liens against the property?

Yes No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only) Overall: \$173,000

FIG: \$38,900.00

2. Eligible Grant Request (Up to \$10,000)

\$10,000

H. Project Description

(Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May submit on a separate sheet of paper.)

As the firm continues to grow, the proposed improvements are intended to better serve our expanding client base, accessibility for clients, and provide additional space for staff & operations. This project includes approx. 813 sq ft. of additional space consisting of 3 offices, storage area, and restroom. Improvements include a new roof structure, replacement of ext. siding, full exterior repainting, upgraded MEP systems. Exterior improvements are proposed to complement the updated architecture and create a more welcoming & attractive environment for clients & visitors. These improvements will enhance the appearance and functionality of the property while contributing to the revitalization and aesthetic character of OTC district.

I. What is the anticipated start and end date for the project? (Month/Year) character of OTC district.
Start Date June 2026 End Date September 2026

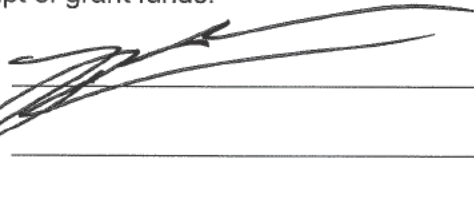
J. Application Checklist

I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed façade improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Keller Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Keller City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature  Date 5/7/26

Property Owner Signature _____ Date _____
 (if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received _____ Staff Initials _____

Application

Complete

Incomplete Missing Items _____



**Façade Improvement Grant Program
Landscape Maintenance Contract**

The undersigned grant recipient hereby agrees to the following terms and conditions of the Façade Improvement Grant award for use in landscaping materials.

Bluegrass Legacy Group (Name of Business) agrees to properly maintain all landscaping to the specifications of the City of Keller, which are summarized below.

- Provide proper hydration as needed to all trees, shrubs, flowers, vines, grasses and any plant material
- Provide proper fertilization to all of the above, regularly, as prescribed by individual plant requirements
- Provide proper general care of all landscaping on a regular schedule, including, if applicable, weekly mowing at recommended heights, edging, trimming, pruning, sucker removal, raking/leaf removal, transplanting, grooming, maintaining of espaliered shrubs and vines, deadheading as needed
- In case of plant failure, provide immediate removal, appropriate disposal and replacement in a timely manner
- Agree to purchase plant materials with warranty by retailer/supplier, if possible
- Agree to inspections from the City on a regular basis to assure quality of landscaping improvement

The City of Keller shall not be liable for any loss or damage sustained on landscaping items. The grant recipient shall hold the City of Keller whole and harmless from any and all claims for liability or damage of whatsoever nature and kind, including cost of court or attorney's fees. This contract automatically expires 24 months after fund disbursement from the City of Keller for the Façade Improvement Grant approved by City Council under Resolution No. _____.

Applicant Signature [Signature] Date 5/7/26
Name of Business Bluegrass Legacy Group
Address 118 Olive St, Keller, TX 76248 Phone [Redacted]
Email [Redacted]

Bluegrass Legacy Project: Façade Improvement Proposal

Property Address: 118 W Olive St, Keller, TX 76248

Contractor: Kingdom Construction

Project Category: Commercial Façade Modernization

I. Project Overview

This proposal outlines the specific exterior enhancements for the Bluegrass Legacy property as part of the City of Keller Façade Improvement Grant application. The scope focuses exclusively on public-facing aesthetic and structural exterior improvements designed to enhance the historic character and visual appeal of the Old Town Keller area.

II. Itemized Scope of Work (Qualifying Items)

Improvement Category	Description of Work	Estimated Cost
Siding & Cladding	Complete removal of existing exterior materials and installation of premium Board & Batten siding around the entire structure for a modernized, cohesive look.	\$14,500.00
Architectural Porch	Construction of a 7-foot deep wrap-around porch providing a pedestrian-friendly interface and traditional architectural interest.	\$9,500.00
Fenestration	Installation of energy-efficient, high-visibility commercial windows and entry doors to replace aged units.	\$7,200.00
Exterior Finish & Paint	Professional-grade exterior painting and sealant application. Color palette selected to complement the Old Town Keller aesthetic.	\$5,500.00

Exterior Lighting	Installation of decorative and security lighting fixtures consistent with the building's new modernized design.	\$2,200.00
TOTAL COST		\$38,900.00

NOTES

Sheet #

1

Sheet Name

SITE PLAN

Date: 09-02-2026

Scale: 1/16" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME
AND ADDRESS

Kingdom Construction

BOOK NOTES:

THESE PLANS ARE INTENDED TO PROVIDE BASIC INFORMATION TO THE CONTRACTOR AND TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

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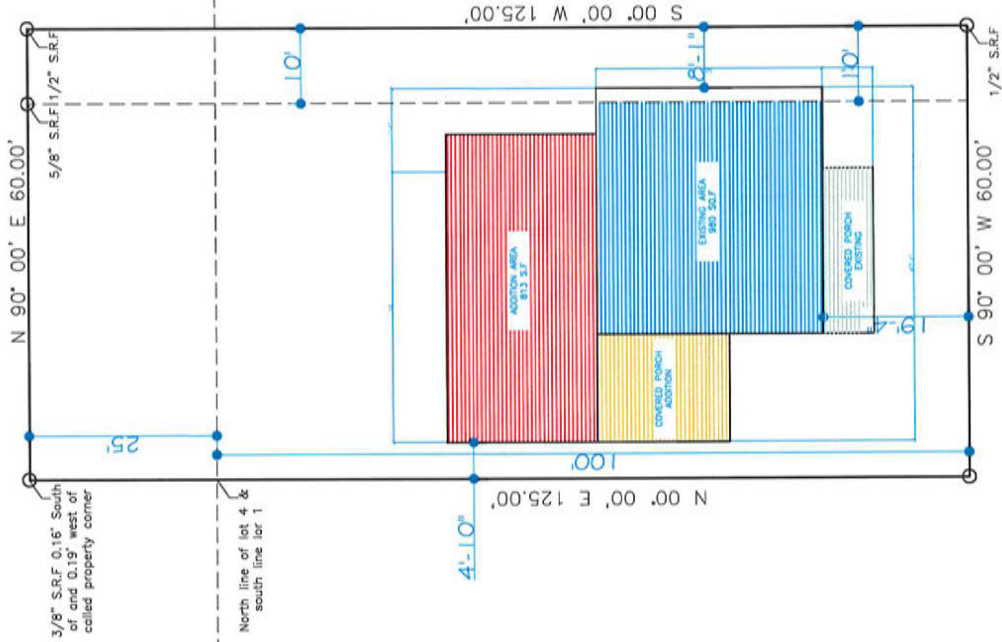
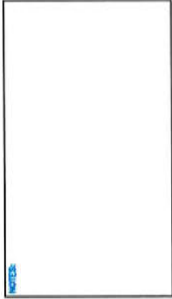
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REF: CE-17116-1-0-0

(972) 704-4330



VICINITY MAP

LEGEND:

-  (N) LIVING AREA EXIST
-  (N) LIVING AREA ADDIT
-  (N) COVERED PORCH ADDIT
-  (N) COVERED PORCH EXIST

AREAS SUMMARY

LIVING AREA EXISTING	980 Sq.F
LIVING AREA ADDITION	813 Sq.F
COVERED PORCH	394 Sq.F
TOTAL:	2,187 Sq.F

SITE PLAN

SCALE: 1/16"=1'-0"

WEST OLIVE STREET

Sheet #
3

Sheet Name
**FRONT - REAR
ELEVATIONS**

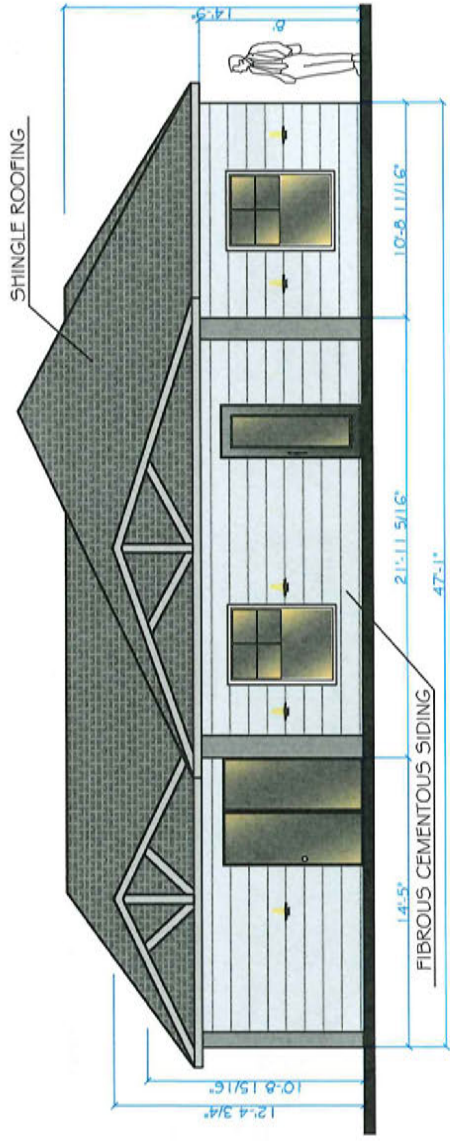
Date: 09-02-2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

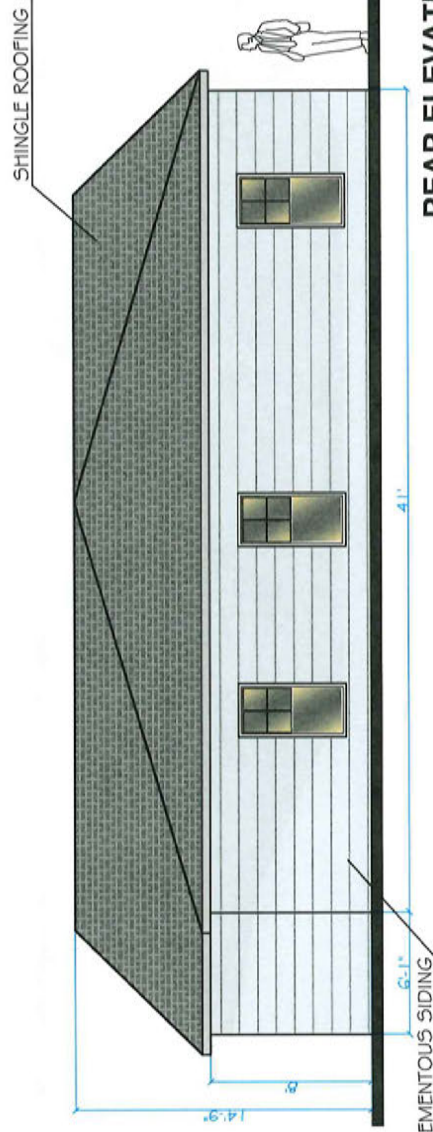
PROJECT NAME
AND ADDRESS
Kingdom Construction

GENERAL NOTES:
THESE PLANS ARE PROVIDED TO PROVIDE BASIC
CONSTRUCTION INFORMATION.
THESE PLANS ARE NOT TO BE USED FOR
STRUCTURE. THESE PLANS MUST BE
APPROVED BY THE LOCAL BUILDING DEPARTMENT.
HOMEOWNER AND ALL CONTRACTORS OF
RECORD MUST BE ADVISED THAT THESE PLANS
SHOULD BEING COMPLETED, ENGINEERING
AND ARCHITECTURAL SERVICES ARE NOT BEING
RENDERED FOR ANY AND ALL.
NOTE: ALL FEDERAL, STATE AND LOCAL
REGULATIONS AND ORDINANCES
GOVERNING THESE PLANS.
CHECK FOR ALL LOCAL REGULATIONS AND THE
ORDINANCES OF THESE JURISDICTIONS.
THESE PLANS ARE NOT TO BE USED FOR
ECONOMIC LOCATIONS.
DATE TO: ASSUME LIABILITY FOR ANY DAMAGES
DUE TO THESE PLANS.
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CONSTRUCTION.
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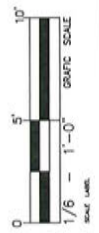
FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/6"=1'-0"



Sheet #

4

Sheet Name

RIGHT - LEFT ELEVATIONS

Date: 09-02-2026

Scale: 1/8" = 1'-0"

Drawn By: J. Lainez

PROJECT NAME AND ADDRESS
Kingdom Construction

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REGISTRATION: THE STATE BOARD

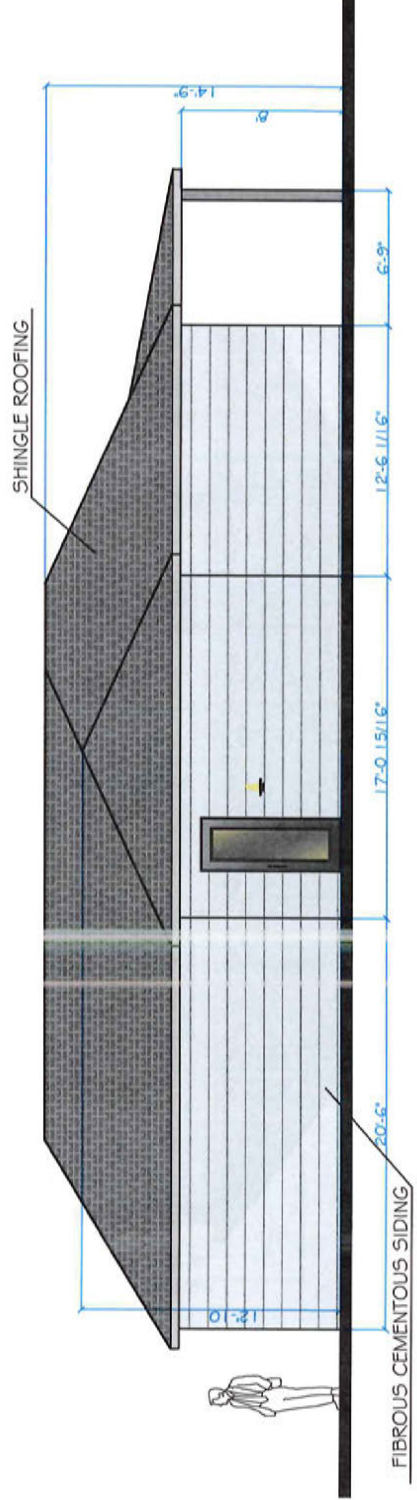
(972) 704-4330

NOTES:



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"

















Expert Pick

SW 6232

Misty

Body
Color

FULL DETAILS 

Expert Pick

SW 7005

Pure White

Trim Color

FULL DETAILS 

Expert Pick

SW 6244

Naval

Accent Door Color

FULL DETAILS 

Exterior Lighting Example



Raised Modern Roof

